



Lake County Division of Planning
And Community Design

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PRESUBMITTAL COMMENTS

To: Jennifer Myers, Development Coordinator

Through: Alfredo Massa, Chief Planner

From: Karen Ginsberg, Planner

Re: Pre-submittal Comments 1

Date: July 25, 2007

DRS MEETING DATE: August 9, 2007

TYPE OF DEVELOPMENT:

☐

Residential
Subdivision

☐

Multi-Family
Site Plan

☒

Commercial
Site Plan

☐

Industrial
Site Plan

☐

Other (specify):

Proposed Use of Property: Commercial office/retail space

ZONING AND LAND USE:

The property is approximately 3 +/- acres in size, based on site development data stated within the application. According to the application, 2 +/- acres are designated as "Construction Acreage". The property is currently zoned Rural Residential (R-1) for 1 Dwelling Unit (D.U.) per acre and a maximum impervious surface ratio of thirty percent (30%). Neither office or retail uses are permitted within R-1, thus a rezoning would be required in order to build the requested uses on this property. Applicable zoning classifications can be found in LDR Table 3.01.08, Schedule of Permitted and Conditional Uses. The surrounding zoning is Agriculture (A), Rural Residential (R-1), and Community Facility District (CFD). The Land Use category is Suburban and within the Eustis Joint Planning Area (JPA).

WILL REQUIRE REZONING: ☒ Yes ☐ No TO WHAT ZONING? Yes.
Applicable zoning classifications can be found in LDR Table 3.01.08, Schedule of Permitted and Conditional Uses.

Once zoning status has been corrected, a Commercial Site Plan per LDR 14.09.00 will be required for development.

WILL REQUIRE F.L.U.M. AMENDMENT: ☐ Yes ☒ No Commercial and professional services are permitted within the Suburban Future Land Use provided such development meets commercial location criteria per the Comprehensive Plan.

DEVELOPMENT REVIEW (Items/Issues to be referenced as applicable)

Outside agency approvals, as required (SJRWMD, DEP, U.S. Army C.O.E., etc.) received? No outside agency approvals have been received at this time.

Environmental concerns (wetlands, wildlife habitat, etc.) addressed? No environmental concerns have been identified at this time. Is an Environmental Assessment required? An environmental assessment of habitat and species will need to be submitted. If there is evidence found that indicates the presence of a designated species, a formal mitigation plan will be required.

Landscape and other buffers provided? A landscape plan meeting the requirements of LDR 9.01.00 will be required. The landscape plan shall be prepared by a landscape architect registered in the State of Florida.

Parking (including for bicycles), loading and waste disposal? Per LDR table 9.03.06, one (1) parking space per two hundred (200) square feet of gross leaseable area is required for general retail and office uses. Please clearly specify on plan the gross leaseable space.

Access Management and ROWs correct? This will be discussed by Lake County Public Works.

Water/sewer plans? This will be discussed by the Lake County Health Department.

Setbacks shown/correct? Please delineate the property line. Setbacks will need to meet requirements of LDR 3.02.08. Further evaluation will be dependent on the requested zoning classification.

Open Space shown/correct? Per Comprehensive Plan Policy 1-1.2, the minimum open space requirement within the Suburban Future Land Use is twenty percent (20%). Please demonstrate on plan that this requirement is being met. Further evaluation will be dependent on the requested rezoning classification.

Additional comments? One requirement for staff approval of rezoning is whether the site is consistent with the Lake County Comprehensive Plan. The building(s) are shown to have approximately 78,000 square feet of gross leasable area. Per Comprehensive Plan Policy 1-3A.1 (2) commercial sites between 50,000 and 500,000 square feet are classified as Community Activity Centers and therefore must follow the location criteria established for Community Activity Centers. The site as submitted does not meet location criteria for a Community Activity Center and therefore is not compliant with Comprehensive Plan Policies.

Memo

To: Karen Ginsberg, Senior Planner
From: Brian Hawthorne, Fire Inspector
Date: 7/31/2007
Re: Fire Comments, Vantaggio Investment Group

Pre-submittal review is an informal, cursory review of the limited preliminary information provided. During the formal review process, additional items requiring correction may be noted.

Provide needed fire flow calculations for the building. Needed fire flow shall be determined using Annex H and Annex I of the Florida Fire Prevention Code. Needed Fire Flow Calculations shall be included on the Site Plan. A hydrant shall be provided for each 1000 gpm required and each portion of 1000 GPM required. All required hydrants shall be located within 500' of all portions of the building as a fire truck would lay hose by approved fire lanes.

Distance from or spacing of fire hydrants shall be a maximum of five hundred (500) feet from the furthest point of any Structure as the Fire Department would lay hose or as otherwise specified by the Fire Department to meet determined water flow requirements for fire protection and/or increase fire protection effectiveness. Fire hydrants shall be connected to water mains of six-inch minimum size which are of satisfactory loop design in low density residential subdivisions and a minimum of eight-inch mains in all other areas. Connection to dead end stubs are acceptable, provided that said stubbed water main is not less than eight (8) inches and will provide acceptable flow.

Hydrant placement is to be a minimum of six-foot and a maximum of nine-foot from the curb or paved road surface unless otherwise approved. The center of the steamer port shall be eighteen (18) inches minimum and twenty-four (24) inches maximum above final Grade. Steamer port shall be correctly positioned for the proper connection. Hydrants shall have 7 1/2' clearance to each side and 4' clearance from the back.

Fire hydrant marker is a blue device visible during daylight and reflective at night, which is to be approved as permanently installed on the Road surface. All fire hydrants Shall be required to have fire hydrant marker(s) installed. Hydrant markers are to be installed by the Developer, owner, or contractor.

TABLE INSET:

Class AA	Rated capacity of 1500 gpm or greater
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Class A	Rated capacity of 1000-1499 gpm
Class B	Rated capacity of 500-999 gpm
Class C	Rated capacity of less than 500 gpm

All barrels are to be red. The tops and nozzle caps will be painted with the following capacity indicating color scheme to provide simplicity and consistency with colors used in signal work for safety, danger, and intermediate condition:

TABLE INSET:

Class AA	Light Blue
Class A	Green
Class B	Orange
Class C	Red

Fire Department access shall be provided in accordance with the Florida Fire Prevention Code, 2004 Edition.

Provide Approved Fire Department Access road in accordance with FFPC 1, 18.2.2. Fire Department access roads shall have an unobstructed width of 20' and an unobstructed vertical clearance of 13' 6". Fire Department Access road shall have a surface designed to accommodate fire apparatus with a minimum weight of 32 tons.

The angle of approach and departure for any means of fire department access shall not exceed 1 ft drop in 20 ft (0.3 m drop in 6 m), and the design limitations of the fire apparatus of the fire department shall be subject to approval by the AHJ.

Fire department access roads shall be provided such that any portion of the facility, or any portion of an exterior wall of the first story of the building is located not more than 150' from fire department access roads as measured by an approved route around Building.

Required fire lanes shall be provided with the inner edge of the roadway no closer than 10' and no further than 30 feet from the building. Such lanes shall have a surface designed to accommodate fire apparatus with a minimum weight of 32 tons.

Fire Lanes Shall be marked with freestanding signs with the wording "NO PARKING FIRE LANE BY ORDER OF THE FIRE DEPARTMENT." or similar wording. Such signs shall be 12" by 18" with a white background and red letters and shall be a maximum of 7' in height from the roadway to the bottom of the sign. The sign shall be within sight of the traffic flow and be a maximum of 60' feet apart. (FFPC1, 18.2.2.5.8)

When the building is protected with an approved Sprinkler System, the distance is permitted to be increased to 450 ft.

Underground mains supplying Fire Protection Systems, including fire sprinkler systems, and fire hydrants shall be installed by a licensed Fire Sprinkler Contractor. A permit is required before installation. All piping shall be rated for, and hydrostatically tested at 200 PSI. Please note this requirement on the plans

Designate the Point of Service for Fire Protection Systems. Tamper switches for valves controlling Fire Protection Systems shall be indicated on the Site Plan.

For contracts written after June 30, 2005, the contractor who installs the underground piping from the point of service is responsible for completing the installation to the aboveground connection flange,

which by definition in this chapter is no more than 1 foot above the finished floor, before completing the Contractor's Material and Test Certificate for Underground Piping document. Aboveground contractors may not complete the Contractor's Material and Test Certificate for Underground Piping document for underground piping or portions thereof which have been installed by others. (FS 633)

Fire Department Connections shall be identified by a sign that states "No Parking, Fire Department Connection". Appliances shall have a clearance of seven and one half feet in front of and to the sides of the appliances as required by FFPC 1, 18.3.4.2 and FFPC 1, 18.3.4.3

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